

**Zoning Ordinance Approval  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 52  
AGENDA DATE: Thu 03/24/2005  
PAGE: 1 of 1**

**SUBJECT:** Approve an ordinance amending Ordinance No. 040826-56, which adopted the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan, to establish a land use designation on the future land use map for 2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St. (Tract 80A) the West University Neighborhood Planning Area. Applicant: City of Austin. Agent: Neighborhood Planning & Zoning Department. City Staff: Mark Walters, 974-7695.

**REQUESTING DEPARTMENT:** Neighborhood Planning and Zoning      **DIRECTOR'S AUTHORIZATION:** Alice Glasco

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**BACKGROUND:** The Planning Commission recommended approval of the Central Austin Combined Neighborhood Plan on May 25, 2004. The City Council approved the plan on August 26, 2004; however, this property was excluded for further consideration at a later time. On December 2, 2004, it was postponed to this date.

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Central Austin Combined Neighborhood Plan

**CASE#:** NPA-04-0019.07

**PC DATE:** May 25, 2004

**ADDRESS:** 2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.

**AREA:** 0.20 acres

**APPLICANT:** City of Austin (Neighborhood Planning & Zoning Department)

**OWNER:** Michel E. Issa; Somerset Partners

**AGENT:** City of Austin (Neighborhood Planning & Zoning Department)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

<b>Tract</b>	<b>Address</b>	<b>From</b>	<b>To</b>
80A	2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.	None	High Density Mixed Use

**Base District Zoning Change**

<b>Tract</b>	<b>Address</b>	<b>From</b>	<b>To</b>
80A	2307 (S. 23.3 Ft. of Lot 3 Olt. 37 Div. D Louis Horst Subdivision) and 2309 Rio Grande St.	GO	GO-NP

Staff recommends approval of this plan amendment request to establish a land use designation on the Future Land Use Map for this property, which was excepted from the plan when it was adopted. At this time, there is no future land use designation for this property.

**BASIS FOR RECOMMENDATION:**

1. This property was excepted from the neighborhood plan when it was adopted; therefore, it lacks a future land use designation. In order to achieve the goals and objectives of the neighborhood plan, the future land use of this property must be appropriately designated.
2. The proposed future land use conforms to the vision, goals, and objectives of the neighborhood plan.
3. The neighborhoods support the proposed amendment at this time.
4. This property is within the boundaries of the University Neighborhood Overlay (UNO) District.

**PLANNING COMMISSION RECOMMENDATION:**

May 25, 2004—The Planning Commission recommended the adoption of the Central Austin Combined Neighborhood Plan, including the complete future land use map.

**DEPARTMENT COMMENTS:**

City Council adopted the Central Austin Combined Neighborhood Plan on August 26, 2004. At the time, this property was excepted from the plan in order to allow further consideration of both the future land use designation and the zoning. The purpose of this plan amendment is to establish a future land use designation for this property.

**BACKGROUND:**

City Council adopted the Central Austin Combined Neighborhood Plan on August 26, 2004. At the time, this property was excepted from the plan in order to allow further consideration of both the future land use designation and the zoning. The purpose of this plan amendment is to establish a future land use designation for this property.

See back up to related zoning case C14-04-0021.

**EXISTING ZONING AND LAND USES:**

Existing Zoning: GO  
Current Use: Office

**WATERSHED:** Shoal Creek

**NEIGHBORHOOD ORGANIZATIONS:**

#69 University Area Partners  
#511 Austin Neighborhoods Council  
#698 West Campus Neighborhood Association  
#937 Taking Action Inc.

**CASE HISTORIES (Zoning and/or Neighborhood Plan Amendments):**

Various.

**RELATED SUBDIVISION AND/OR SITE PLAN CASES:**

None.

**CITY COUNCIL DATE:** January 13, 2005

**ACTION:**

**CASE MANAGER:** Mark Walters (plan amendment)  
Glenn Rhoades (zoning case)

**PHONE:** 974-7695  
974-2775

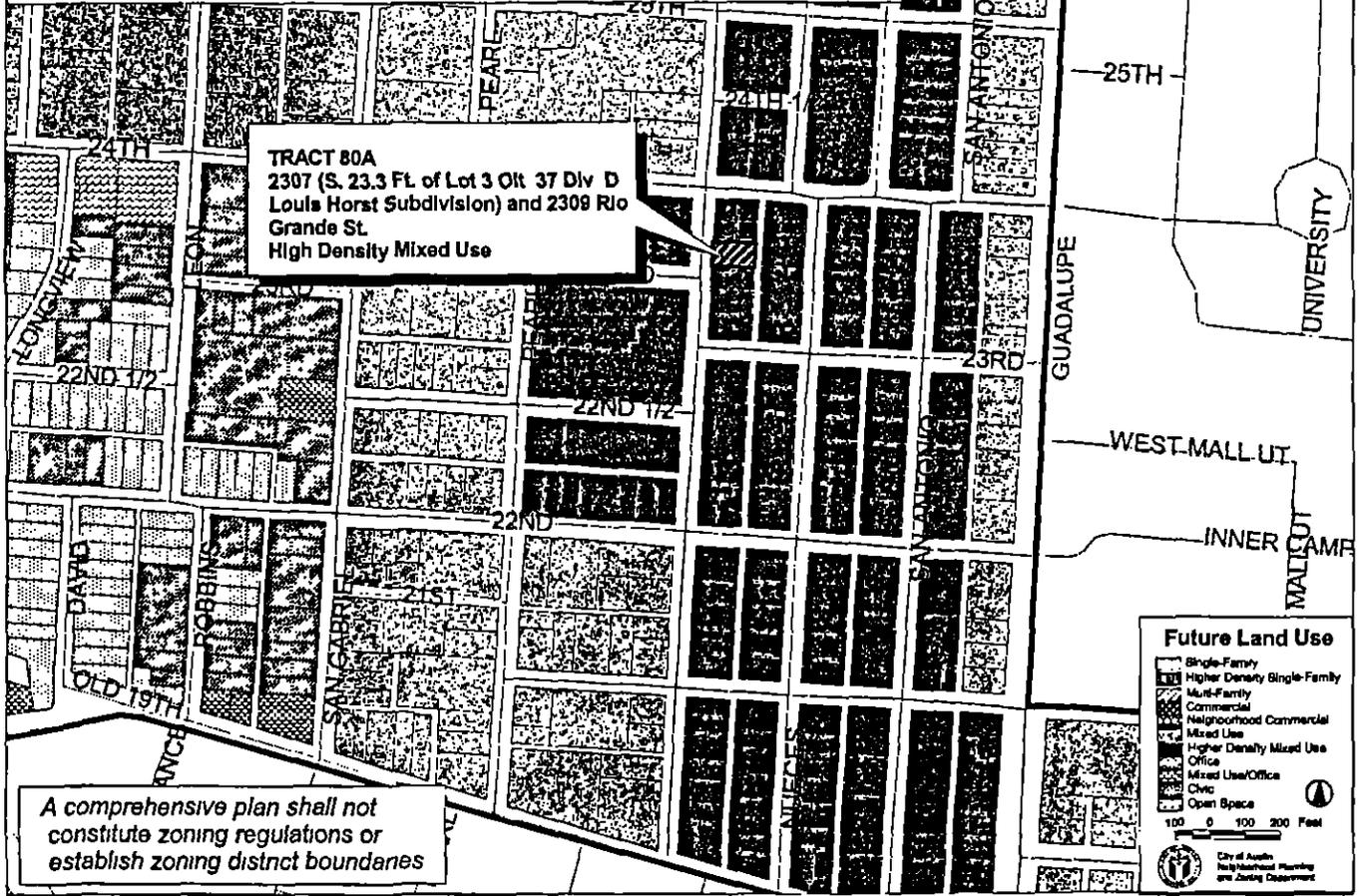
**EMAIL:** <mailto:mark.walters@ci.austin.tx.us>  
<mailto:glenn.rhoades@ci.austin.tx.us>

# Central Austin Combined Neighborhood Planning Area: Proposed Future Land Use Map Amendment

January 13, 2005

NPA-04-0019 07

(For properties that were excepted from the plan at the time of adoption)



*A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries*

**Future Land Use**

- Single-Family
- Higher Density Single-Family
- Multi-Family
- Commercial
- Neighborhood Commercial
- Mixed Use
- Higher Density Mixed Use
- Office
- Mixed Use/Office
- Civic
- Open Space

100 0 100 200 Feet

City of Austin  
Neighborhood Planning  
and Zoning Department

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 040826-56, ADOPTING THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO ESTABLISH A LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR THE PROPERTY LOCATED AT 2307 RIO GRANDE STREET AND 2309 RIO GRANDE STREET.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 040826-56 adopted the Central Austin Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

**PART 2.** Ordinance No. 040826-56 is amended to establish land use designations on the future land use map attached as Exhibit "A" and incorporated in this ordinance, for properties located at:

<u>Tract</u>	<u>Address</u>	<u>Land Use Designation</u>
Tract 80A (S 23.3 Ft Lot 3 Olt 37 Div D Louis Horst Subd)	2307 Rio Grande Street	High-Density Mixed Use
Tract 80A	2309 Rio Grande Street (N 46.7 Ft Lot 3 Olt 37 Div D Louis Horst Subd)	High-Density Mixed Use

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, 2005

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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk